

Delegated Report		Analysis sheet		Expiry Date:	26/09/2006
		N/A		Consultation Expiry Date:	01/09/2006
Officer			Application Number(s)		
John Carter			2006/3278/P		
Application Address			Drawing Numbers		
16 Allcroft Road London NW5 4NE			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
Proposal(s)					
Erection of a second storey rear extension and other minor external alterations to house in multiple occupation (Sui Generis).					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>House is already the largest in the street.</p> <p><u>Officer's comment</u></p> <p><i>The property has been extensively extended to the rear and has a greater bulk, particularly at high level, than any of the other properties in the terrace.</i></p> <p>Loss of light to rear terrace of 18B Allcroft Road</p> <p><u>Officer's comment</u></p> <p><i>The extension would result in additional bulk near the terrace of No 18B Allcroft Road. It is noted that an existing extension to 16 Allcroft Road is already 1 storey higher than the level of the terrace. It is not considered that the 1.5m deep extension at the second level above the terrace will be likely to result in unreasonable level of shading to this roof terrace.</i></p> <p>Loss of light to back bedroom of No. 18B Allcroft Road</p> <p><u>Officer's comment</u></p> <p><i>It is not considered that the proposed development would lead to an unreasonable loss of light to the rear bedroom window of No. 18B Allcroft Road. While the extension will block light to this window the development would not infringe a 45° line taken from the centre of this window thus indicating that adequate light remains.</i></p> <p>Loss of privacy</p> <p><u>Officer's comment</u></p> <p><i>The proposal would result in an existing office being extended and converted into a bedroom. The window of this bedroom would be 1.55m closer to the rear of the properties along Basset Street. The distance between this window and any habitable windows on Basset Street is 14m. It is not considered that moving a window 1.55m closer to these dwellings would result in an unreasonable level of overlooking or loss of privacy.</i></p> <p>Loss of light to garden at the rear</p> <p><u>Officer's comment</u></p> <p><i>It is not considered that the proposed development would result in unreasonable loss of light to any other dwelling or garden.</i></p> <p>Noise and disturbance from the hostel</p> <p><u>Officer's comment</u></p> <p><i>The proposal would not increase the intensity of the HMO use in any way and it is therefore not considered that noise and disturbance would increase significantly.</i></p>					
	CAAC/Local groups* comments: *Please Specify	<p><u>West Kentish Town Conservation Area Advisory Committee</u></p> <p>No comments received</p>				

Site Description

No. 16 Allcroft Road is a three storey terraced dwelling located on the eastern side of Allcroft Road. The property has previously had extensive rear extensions at ground, first and second floor level.

The site is currently being used as a House of Multiple Occupation.

Relevant History

None

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation Areas
SD6 – Amenity for occupiers and neighbours
H6 – Protection of houses in multiple occupation

Supplementary Planning Guidance 2002

Conservation Areas
Daylight and sunlight
Extensions alterations and conservatories
Overlooking and privacy

Assessment

The applicant proposes to construct a rear extension at 2nd floor level to a building, which is currently being used as a House of Multiple Occupation. The extension is part of a scheme to upgrade the standard of accommodation offered within the premises. The number of rooms within the facility would not increase as part of the proposal. The applicant also proposes to block up an existing window at second floor level.

The extension is 1.55m in depth, 2.9m wide and 2.8m in height and is to contain part of a relocated bedroom.

The key issues that need to be discussed in the application are design and residential amenity.

Design

The proposed extension is higher than the general height of nearby extensions, although there is an existing rear element at this level it is considered that increasing the size of this rear element would result in an unreasonable amount of high level bulk. This increase in bulk should be resisted, as it would result in adverse effects to the architectural quality of the building, the terrace and the surrounding conservation area. In particular, the additional bulk would result in an extension that is not subordinate to the original building form in terms of scale when viewed from the nearby properties and does not respect the original design and proportions of the building, or the historic pattern of the surrounding area as it would extend beyond the depth of the original rear wings. The extension will be visible from the adjoining residential dwellings (14, 18, 18a and 18b Allcroft Road), the properties along Bassett Street (6-16) that have their orientation to the rear, from the rear of the properties along Coity Road (48-56), and from the public realm on Bassett Street.

The blocking up of the existing rear window would be considered to be acceptable

Residential amenity

The proposed extension would result in some effects to the residential amenity of No. 18B Allcroft Road, in terms of loss of light and outlook, however on balance it is not considered that these adverse effects would be unreasonable and warrant a reason for refusal. In particular, it is not considered that the proposed development would lead to an unreasonable loss of light to the rear bedroom window of No. 18B Allcroft Road. The development would not infringe a 45° line taken from the centre of this window indicating that the loss of light to this window would not be excessive. There are no other obstructions to light entering this window.

The proposal would result in an existing office being extended and converted into a bedroom. The window of this bedroom would be 1.55m closer to the rear of the properties along Basset Road. The distance between this window and any habitable windows on Basset Road is 14m. It is not considered that moving a window 1.55m closer to these dwellings would result in an unreasonable level of overlooking or loss of privacy.

Overall it is considered that the application should be **refused**

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613